



Savannahs HOA Board Meeting
May 17, 2022, 7:00 PM

Minutes

Call to Order: The meeting was called to order at 7:04 PM by Board president, Joe Weeks.

Roll call – Quorum Establishment: Quorum was established having 5 members present.

- Joe Weeks- President
- Paul Ballmann- Vice President
- Misty Kinsey- Secretary
- Erik Anderson- Treasurer
- William Will - Director.

Approval of minutes from last meeting: A motion was made by Joe Weeks to waive the reading and approve the meeting April 2022 Minutes as presented. The motion was seconded by Misty Kinsey and carried by all.

Reports of Officers.

- President's Report: Joe weeks reported on the following items:
 - Community Reinvigoration
 - Social Events
 - Back Deck Improvement
 - Community Focused Improvements
 - Discussion on Golf Course Reinvigoration
 - Focus on The Savannahs Golf Club no longer being a financial burden to the Community
 - YTD Generating a profit
 - Monthly Revenue KPI review for April & May MTD.
 - Year over Year Revenue
 - First Quarter 2022 Business Review
 - YTD vs 2022 Budget
 - Second Quarter 2022 Business Update
 - The Business of The Savannahs Golf Club
- Vice President's Report: Vice President, Paul Ballmann reported on the following items:
Community Project Committee Updates
- Treasurer's Report: Erik Anderson reported on the following items:
 - April 30, 2022 & May MTD Cash on hand
 - April 2022 Financial Statement Review
 - The Savannahs at Sykes Creek Homeowners Association, Inc.
 - The Savannahs Golf Club

- Secretary's Report: Misty Kinsey reported on the following:
 - Social Committee Updates
- Director's Report: William Will reported on the following:
 - ARC Updates: ***A motion was made by Misty Kinsey to approve the ARC application submitted for the month for the following homes on Savannahs Trail 3325, 4175 3150 3395 3845 and 4056 Sandridge. The motion was seconded by Joe Weeks and Carried by all.***
- Committee Updates:
 - Marketing Committee: The Committee reported on the following items:
 - Merritt Island Now
 - Future Opportunities
 - Market Development
 - Welcoming Committee:

Old Business:

- Leland Website Updates – All Documents are warehoused temporarily on Leland site until new www.thesavannahshoa.com site is fully functional.
- Big Don's BBQ to become the Concessionaire at The Savannahs Golf Club- Discussed
- Wild Boar Update- Discussed

New Business

- **Resolution 2022 – 09: Appointment of Chair of The Savannahs at Sykes Creek Homeowners Association Welcome Committee: *A motion was made by Joe Weeks to approve resolution 2022-09. The motion was seconded by Misty Kinsey and carried by all.***
- Resolution 2022 – 10: Adopt updated bylaws as written in support of a community vote to adopt the updated The Savannahs at Sykes Creek Homeowners Association, Inc. By Laws: ***A motion was made by Joe Weeks to approve resolution 2022-09. The motion was seconded by Misty Kinsey and carried by all.***
- Resolution 2022 – 11: Establish Wednesday June 29, 2022, as the date for community vote on The Savannahs at Sykes Creek Homeowners Association Inc, By Laws update, and all associated voting processes and expenses: ***A motion was made by Joe Weeks to approve resolution 2022-09. The motion was seconded by Misty Kinsey and carried by all.***
- Resolution 2022 – 12: Affirm contracts for Reserve Advisors, Universal Engineering Sciences, and JB Towers. ***A motion was made by Joe Weeks to approve resolution 2022-09. The motion was seconded by Misty Kinsey motion carried 4-1 abstention by Paul Ballmann.***
- Resolution 2022 – 13: Transfer \$21,458.65 of Budgeted Expenses from Account: 6990 - GC Payroll & Benefits Expense – Other to Account: 6955 - GC Building Repairs / Maintenance – Other in support of acquisition and installation of Hurricane Shutters/Panels from Atlantic Storm Protection. ***A motion was made by Joe Weeks to approve resolution 2022-09. The motion was seconded by Misty Kinsey and carried by all.***
- Resolution 2022 – 14: Approved acquisition and installation of Hurricane Shutters/Panels from Atlantic Storm Protection to provide protection of all windows and doors with glass within The Savannahs Golf Club clubhouse. ***A motion was made by Joe Weeks to approve resolution 2022-09. The motion was seconded by Misty Kinsey and carried by all.***

- Update on Tennis Court Repair Project: Items tabled due to cost.
- Update on Sunshade over Dolphin Park Playset: Items tabled due to cost.
- Golf Course Projects Update: Erik Anderson provided an update.
- Audubon Cooperative Sanctuary Program for Golf - Audubon Cooperative Sanctuary Program for Golf is an award-winning education and certification program that helps golf courses protect our environment and preserve the natural heritage of the game of golf.
- Tournament updates – Merritt Island High School Quarterback Club Tournament: Discussed
- Update of The Savannahs Golf Club Scrambles
 - April 30th 4 Person Scramble- completed
 - Memorial Day 2 Person Scramble
 - The Savannahs Golf Club Updates – Erik Anderson:

Resident's Questions &/or Comments: Topics included Wild Boar concerns, JB tower location, smoking policy, Ice machine. Treasurer KPI, financial report questions, zoom, music for the clubhouse. Golf cart crossing signs, Golfers conduct towards employees.

- Adjourn: President Joe Weeks Adjourned the meeting at 8:24 P.M.



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Agenda

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environment and preserve the natural heritage of the game of golf.

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 - April 4 Person Scramble
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- Resident's Questions &/or Comments
- Adjourn

The Savannahs at Sykes Creek Homeowners Association

<i>Year to Date as of March 31, 2022</i>	YTD 2022 Budget	HOA YTD Actuals	GC YTD Actuals	Combined	F / (U) to Budget
42100 · HOA Annual Fees	\$ 101,150	\$ 100,641	\$ -	\$ 100,641	\$ (509)
43000 · Golf Course Income	\$ 302,646	\$ -	\$ 388,709	\$ 388,709	\$ 86,062
Total Income	\$ 403,796	\$ 100,641	\$ 388,709	\$ 489,350	\$ 85,553
Total COGS	\$ 45,040	\$ -	\$ 54,093	\$ 54,093	\$ (9,054)
Gross Profit	\$ 358,757	\$ 100,641	\$ 334,616	\$ 435,256	\$ 76,500
Expense					
55010 · GC Advertising & Marketing	\$ 5,926	\$ -	\$ -	\$ -	\$ 5,926
55020 · GC Leased Equipment	\$ 38,396	\$ -	\$ 40,470	\$ 40,470	\$ (2,074)
55025 · GC Equip Purchase-To be Capitalized	\$ 6,750	\$ -	\$ 12,513	\$ 12,513	\$ (5,763)
55030 · GC Grounds Maintenance	\$ 70,654	\$ -	\$ 62,518	\$ 62,518	\$ 8,137
55040 · GC Building Repair/Maintenance	\$ 10,445	\$ -	\$ 29,812	\$ 29,812	\$ (19,367)
55050 · GC Equip Repair/Maint	\$ 5,926	\$ -	\$ 1,110	\$ 1,110	\$ 4,817
55060 · GC Payroll & Benefits Expense	\$ 160,009	\$ -	\$ 112,713	\$ 112,713	\$ 47,296
55070 · GC Professional Fees	\$ 32,482	\$ -	\$ 5,560	\$ 5,560	\$ 26,922
55080 · GC Utilities	\$ 11,853	\$ -	\$ 11,132	\$ 11,132	\$ 720
55090 · GC Other Operating Expenses	\$ 6,697	\$ -	\$ 10,273	\$ 10,273	\$ (3,576)
55100 · GC Insurance Expense	\$ 16,594	\$ -	\$ 27,184	\$ 27,184	\$ (10,590)
Total 55000 · Golf Course Operating Expenses	\$ 365,731	\$ -	\$ 313,284	\$ 313,284	\$ 52,447
60100 · HOA CAM - Grounds Maintenance	\$ 250	\$ 1,719	\$ -	\$ 1,719	\$ (1,469)
60200 · HOA CAM - Sprinkler System	\$ 200	\$ 603	\$ -	\$ 603	\$ (403)
60300 · HOA CAM - Dolphin Pk/Tennis Ct	\$ 375	\$ -	\$ -	\$ -	\$ 375
60400 · HOA CAM - Lights	\$ 313	\$ -	\$ -	\$ -	\$ 313
60510 · HOA CAM - Maint Comm Areas	\$ 1,750	\$ 1,876	\$ -	\$ 1,876	\$ (126)
61011 · HOA Admin - Welcome Wagon	\$ 250	\$ -	\$ -	\$ -	\$ 250
61012 · HOA Admin - Community Events	\$ 1,000	\$ 436	\$ -	\$ 436	\$ 564
61016 · HOA Admin - Work Group	\$ 25	\$ -	\$ -	\$ -	\$ 25
61030 · HOA Admin - Bank Charges	\$ 50	\$ 50	\$ -	\$ 50	\$ (0)
61072 · HOA Admin - Insurance	\$ 50	\$ 230	\$ -	\$ 230	\$ (180)
61090 · HOA Admin - TCB Prop Mgmt	\$ 3,750	\$ 4,779	\$ -	\$ 4,779	\$ (1,029)
61110 · HOA Admin - Office Expense	\$ 2,063	\$ 1,871	\$ -	\$ 1,871	\$ 192
61132 · HOA Admin - Legal Services	\$ 2,500	\$ 23,907	\$ -	\$ 23,907	\$ (21,407)
Total 60000 · HOA Operating Expenses	\$ 12,575	\$ 35,471	\$ -	\$ 35,471	\$ (22,896)
Total Expense	\$ 378,306	\$ 35,471	\$ 313,284	\$ 348,755	\$ 29,551
Total Other Income	\$ 1,492	\$ -	\$ -	\$ -	\$ (1,492)
Total Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income	\$ (18,058)	\$ 65,170	\$ 21,331	\$ 86,501	\$ 104,559



